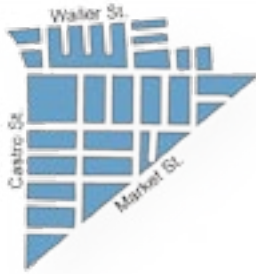


FEB - MAR 2016



DUBOCE TRIANGLE NEWS

Hand-delivered to **3000** households and businesses bi-monthly

Monday, February 8, 2016
7:00 to 9:00 pm
PUBLIC MEETING

CPMC/Davies Hospital
AUDITORIUM
(Take Elevator to Level B)
Castro Street & Duboce Avenue

MEETING AGENDA:

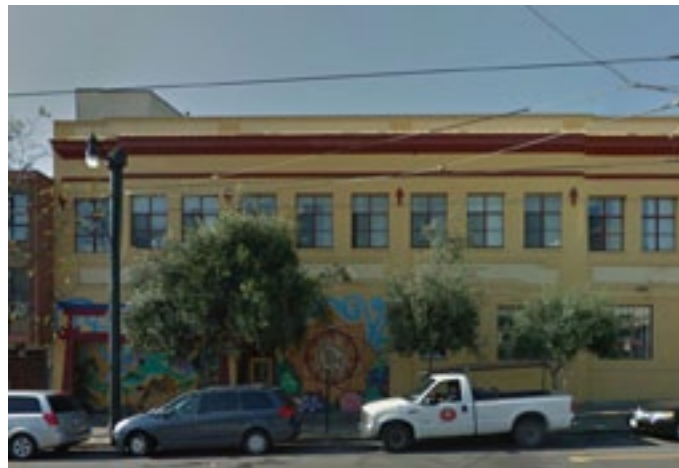
- Meet your neighbors (7:00 - 7:30)
- Presentation and Q&A with Sharper Future and Miatrri on proposed sexual behavior rehabilitation center at 100 Church St.
- DTNA Requests Pause in Upper Market Developments
- Bringing Safeway Into the 21st Century
- Meet Your (Park Station) Beat Cop

DATES TO REMEMBER:

Saturday, February 13, 10 am - noon
Friends of Duboce Park Volunteer Day. Contact Rose at rose@friendsofdubocepark.org or 415-255-8370.

Saturday, March 12, 10 am - noon
Friends of Duboce Park Volunteer Day. Contact Rose at rose@friendsofdubocepark.org or 415-255-8370.

Neighborhood Blindsided by “Sex Offender Rehab Center” at 100 Church



100 Church Street

DTNA, along with the rest of the neighborhood, was surprised by the announcement that Sharper Future, a private-sector behavioral and mental rehabilitation center which specializes in treatment of individuals convicted of sexual offenses, will begin operations at 100 Church Street by the end of January. Sharper Future’s other Northern California facilities are located on commercial corridors and in industrial parks, unlike here in the residential Duboce Triangle neighborhood.

On December 29, 2015, the San Francisco Planning Department issued a Letter of Determination essentially stating that the former Out of the Closet thrift store space could be used for “medical service” without any further city approvals or entitlements. However, there was a fifteen day period during which the Letter of Determination could have been appealed, had the

neighborhood been aware of it.

DTNA and nearby residents were notified in a January 15, 2016 email from Michael Smithwick, executive director of Maitri, which owns the building and for decades has operated a hospice for terminally ill AIDS and cancer patients on the building’s second

floor. Smithwick’s email was sent soon after the appeal period for the determination letter had expired, leaving the neighborhood without any formal process for vetting or contesting what certainly, at least to us, seems like a new use for the space. It does appear to us that Maitri intentionally held off notifying anyone of their plans until after the appeal period, and that action served only to increase concerns.

At this time, DTNA takes no position on Sharper Future or their proposed business at 100 Church Street. However, the unexpected announcement and lack of any vetting process has created a great deal of anxiety in the neighborhood, and it is easy to understand why. Residents are upset that there was no community outreach prior to the signing of the lease, and no education about Sharper Future’s impact to a residential

Continues on page 11

City Hall Update: Supervisor Scott Wiener



Scott Wiener
San Francisco District 8
Supervisor

Our public spaces are an essential part of what makes our city work. They are where we walk, where we gather, and where we interact as a community. However, these plazas, parks, and sidewalks have recently become subject to another use throughout our city – people living in tents.

It is illegal to pitch a tent in our public spaces, yet every day you can find hundreds of tents and encampments on our sidewalks, plazas, and parks. There are any number of reasons why people are in these tents, but the bottom line is they shouldn't be. Tents are an unsanitary and inhumane way for people to live. The fact that our city has come to this is a failure of our own policies to both provide adequate housing and assistance for those who want help, and to make clear to those who refuse help that tents on our streets are unacceptable.

No one wants anyone living in a tent. When people have no other options available to them, it's understandable that they feel this is their only choice. But this shouldn't be – and often isn't -- the only choice. We need to do more to connect people on our streets to existing services and ensure that we are allocating our resources to finding ways to provide more needed shelter beds and housing.

Currently, we have available shelter beds many nights that are going unused. This means that some people, no matter what is available to them, are choosing to live illegally in tents on our streets instead of legally and safely inside our shelters. There are different reasons they may be doing this: stringent shelter rules around animals and belongings, abuse from other shelter residents, bureaucratic challenges, and others. These are problems that we can address with innovative solutions

like the Mayor's Navigation Center model, which allows people to come into a shelter with all of their belongings, friends, and pets in order to be connected to longer-term service options. Expanding the number of shelter beds, navigation centers, and supportive housing units are also a part of this solution.

However, there are some people who, no matter what we offer them, will never choose services like the Navigation Center over living in a tent on the street. What we need to know is why, and what are we doing about this part of the population. Some believe we should just leave these people be. I disagree with that approach. Tents on our streets are not acceptable for people living in them, or for those living in the neighborhoods surrounding them.

I recently made a formal request to our City agencies that provide services and enforcement to report back

on how many tents are on our streets, what services are available to these people, including the amount of nightly vacant shelter beds, what our plans are to expand shelter and navigation center capacity, and, assuming available shelter beds, what will be done to remove these illegal encampments from our streets. With this information, we can have a better understanding of what is driving this tent population and what we can do to eliminate the tents in a humane way.

The status quo is unacceptable. We all want people living in safe and sanitary conditions. City Hall needs to step up and take charge of this situation. The residents of San Francisco deserve action.

Scott Wiener represents District 8, including Duboce Triangle, on the San Francisco Board of Supervisors.

The Duboce Triangle News is published at the beginning of February, April, June, August, October and December by the Duboce Triangle Neighborhood Association (DTNA), a 501(c)(3) nonprofit corporation.

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www.dtna.org



In The Comfort Of Your Neighborhood

Since La Mediterranee opened in 1981, it's been a consistently popular destination at the corner of Noe Street and Market Street. The restaurant serves Middle Eastern and Mediterranean cuisine influenced by the flavors of Armenia, Lebanon, Morocco, Greece, and beyond. The atmosphere inside is comforting and warm or you can sit outside with a glass of wine as the world passes by.

Ellen Sinaiko started as a server and loved the business so much that within six years she was a partner. One of her partners is Levon Der Bedrossian who owns La Med on Fillmore and the other is Mike Levy who brilliantly helms the kitchen along with Ellen. Their goal is to provide a warm delicious meal in a meeting place for members of our community. They think of their kitchen as a

neighborhood kitchen where you can get delicious, interesting, and healthy food at reasonable prices. They have some regular customers who have been ordering the same dishes for as long as they can remember. It's not a trendy restaurant or so serious that you're intimidated by the food. It's a local San Francisco restaurant with character and charm that's run by passionate professionals.

For 35 years La Mediterranee has fostered relationships with their longtime customers as well as forged relationship with new customers. The team is an integral part of the fabric of our neighborhood. They have supported neighborhood improvement programs, including pedestrian safety measures, and the original bike lane installation. They have worked with DTNA to improve the environment and traffic flow



La Mediterranee has been in the neighborhood for 35 years

on Noe Street. They have catered non-profit events as well as weddings of longtime and new customers. La Mediterranee is a business that has helped to define our neighborhood character. The staff brings a personal flare of individuality while always putting professionalism first.

There are no uniforms and no canned speeches - just warm friendly service.

We hope you will join us in thanking La Mediterranee for their many years of continued service to our neighborhood and our appetites.

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DTNA Asks for Pause in Upper Market Development

Following a concerning series of presentations by developers at our December 7 Land Use Committee meeting, DTNA sent a letter to the San Francisco Planning Director John Rahaim, asking for a pause for consideration of some serious issues with the three developments currently proposed on Upper Market. The three developments in question are: a 64-unit building proposed by Brian Spiers at 2100 Market Street (the Home Restaurant site Market Street and Church Street); a 45-unit building proposed by Prado Group at 2254 Market Street (at the Sullivan Funeral Home and its adjacent parking lot on Market Street

between Sanchez Street and Noe Street); and a 14-unit building proposed by Chris Foley at 2201 Market Street (the former Industrialists store at Market Street and Sanchez Street). It was the consensus of the Land Use Committee that the three projects share serious problems that cannot be dealt with individually, but must be addressed as part of a broader cumulative analysis of development along the Market Street corridor, and its implications for the Castro/Upper Market community.

This is an unusual step for DTNA, an organization that has welcomed neigh-



2240 Market St, BAR Architects

borhood-serving, transit-friendly, dense development. In just the last year we have supported at the Commission two developments (2175 Market Street, recently complete, and 2198 Market Street, under construction) that are bringing hundreds of new residents to our neighborhood. While our work with the 2175 Market Street developers (Forest City) was smooth and collegial and with the 2198 Market Street developers (Greystar) somewhat less so, in both cases we ultimately came to agreement on all design and other issues that prompted initial concerns. And over the recent past years DTNA has been actively engaged in a huge wave of approvals for developments at 1998 Market Street, 2200 Market Street, 2001 Market Street, 35 Dolores Street, 55 Laguna Street, 2299 Market Street, and 376 Castro Street. For the most part all of these projects ultimately responded to community issues that DTNA advocated and stood firm on.

However, after hearing what we heard on December 7, we are concerned that will not be the case with this new round of developments.

DTNA's three major areas of concern are:

1. Design

DTNA sees this as not a problem caused by the developers or by their architects, all of whom seem to the Committee to be talented; it is a problem that rests with Planning's design review. What we saw on all three buildings were designs that were initially interesting and powerful, reduced after consultation with the Planning Department architects to more generic and uninteresting designs. There was a general consensus at Land Use, by architects and laypeople on our Committee alike, that the initially proposed designs for each building were far better than what ultimately emerged. The original design for the Home site

Continues on page 5

Upper Market Development

Continued from page 4



2100 Market St, Arquitectonica

was boldly modern, the Sullivan site popped with color, the Industrialist's lot had a fascinating and interesting off-stepped floor plates. Afterward? One of our Committee members said "It's not exactly Czechoslovakia 1969, but..."

The planners on these projects have not reached out to DTNA or attended our Land Use meetings to ask for input on design; in fact, overall communication from case planners on all three projects has unfortunately been poor. DTNA feels that the process of design review for these projects is completely disconnected from any ground-level community feedback and needs a new look.

2. Affordability

DTNA is the lead partner in a coalition of neighborhood groups (DTNA, Hayes Valley Neighborhood As-

sociation, Eureka Valley Neighborhood Association, the North of the Panhandle Neighborhood Association, and the Lower Haight Neighbors and Merchants Association) that have agreed on a policy expecting a minimum of 20% on-site affordable units for new developments in the Upper Market neighborhoods, and which is beyond the city's requirement of 12%.

In the view of these associations, the Upper Market, Castro and Haight have experienced a crisis of affordability over the last three years. One of the tools we have to maintain income diversity is affordable housing in market-rate development projects. Despite clear communication of the 20% on-site affordable unit expectation to developers, all three presented projects that meet only the city minimum required 12%.

We believe all three developers can work within their financial envelope to create 20% affordable units for these developments. This message has been communicated from the beginning, and to the developer community more broadly, as DTNA and our coalition partners are insistent about making strong progress on affordable housing on Upper Market.

3. Retail

DTNA has long been concerned about the proliferation of formula retail (chain stores) in our neighborhood, but we have been willing to accept some level of formula use as long as it is balanced with local, neighborhood-serving businesses. In 2013 we worked with the Planning Department to develop a Formula Retail Concentration Methodology for the Upper Market business districts that established that the Planning department staff will recommend against approval of any formula retail establishment that would increase the concentration of formula retail within a 300-

foot radius to over 20% of all occupied businesses. In 2014 a city wide formula-retail legislation that codified that policy on Upper Market passed the Board of Supervisors. Despite that, in our analysis, all developers are proposing retail spaces above 2500 square feet, a size that makes the the implementation of our Concentration Methodology more difficult. None are willing to commit to non-formula use. And none of them, so far, are willing to commit to small retail spaces specified on their site plans as conditions of approval. Again, we feel there has been a Planning failure here – we asked the Planning director why developers have not been told by the case planners to build out spaces of a size (1,500 square feet or less, with a mix of sizes, is ideal in our view) that are more likely to be available to local and neighborhood-serving business. It is our hope to sit down with the planners and figure out how to send clear expectations for retail/commercial use that

Continues on page 11

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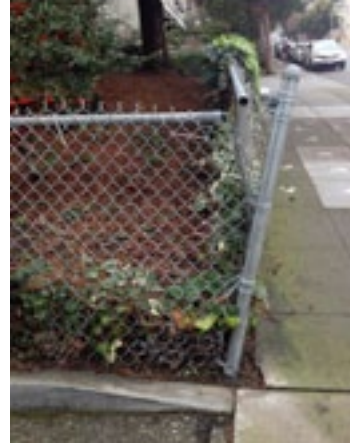
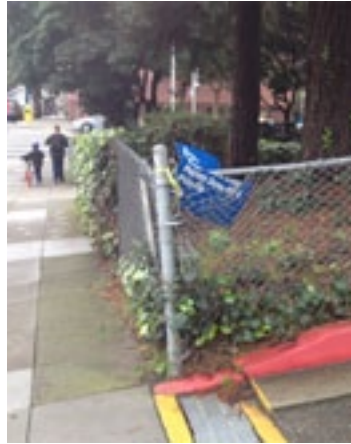
CPMC Begins to Make Campus Improvements

Since 2008 DTNA has been working with representatives of Sutter Health to try to make some neighborhood-serving improvements to the campus. It has not been an easy path, but we are beginning to see some light – by the time this newsletter goes to press CPMC should have installed a series of lighting bollards along the lower 2/3 of 14th Street, a formerly dark and dangerous area and perennial safety concern addressed at multiple DTNA general meetings. DTNA hopes this is the first in a series of improvements.

A little history – Sutter Health is currently doing a \$2 billion total revamp of most of their five campuses in San Francisco, including building an entirely new hospital on Van Ness Street. Under the part of the proposal approved by the Board of Supervisors in 2012 for the Davies campus, a new neuroscience center was to be built along Noe Street between 14th Street

and Duboce Avenue. DTNA spent many months (stretching into years) and many meetings negotiating design and streetscape improvements as part of that package. However, after the city-wide proposal was approved, CPMC promptly announced that they did not intend to move forward with the Davies campus part of the proposal, and that the campus was to remain as is for the foreseeable future.

DTNA found that position unacceptable – why should other neighborhoods see tens of millions of dollars in community benefits and our neighborhood none, when we engaged in the process just as others did? We called Sutter officials back to the negotiating table and have been pushing ever since to get some improvements done. CPMC's initial response was to cry poverty (a hard sell to us since the health-care behemoth spent \$4.6 billion dollars in 2014), but after



DTNA has been pushing for the removal of the chain link fence that surrounds the campus

some pressure they agreed to look at some inexpensive and much-needed fixes.

Their first agreed upon action was to place a series of bamboo plantings (in barrel tubs) around the unsightly portable that currently houses the hand therapy unit, visible from 14th Street and Noe Street to the neighbors across the way. Thanks to DTNA's efforts CPMC has received a letter of determination from the San Francisco zoning administrator that that unit must be moved inside by the end of 2018 at the latest. CPMC is also replacing the dying pines along Noe Street with redwoods this year. 14th Street and Noe Street neighbors, let us know how you like the look of the bamboo and the redwoods once they are in; contact us via our website at dtna.org.

DTNA has also been pushing for the removal of the ugly chain link fence that has surrounded the campus for the last 30 years. DTNA would like to see the campus more

open to the neighborhood – a place to pass through and that is not walled off. At a Land Use Committee meeting in October of last year CPMC presented some images of how 14th Street would look with the fence removed, and the Land Use Committee was supportive. Soon after that the CPMC representatives veered toward lighting as being a higher priority, and proposed the bollards. They said they could not afford to do both, and they proposed moving forward with those only. DTNA was supportive of the bollards, but wanted to give the 14th Street neighbors some input – we asked for enough copies of both images to put through door slots on 14th Street and see what neighbors thought. CPMC did not move fast enough on that request, and since their budget year was ending, decided to just spend the money they had and install the bollards. There will be 13 hip-height bollards, beginning at

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Crime and Safety Update

Auto theft is “an epidemic out of control,” said Capt. John Sanford at the Park Station January Community Meeting on January 11, which comes as no surprise to Duboce Triangle residents who regularly observe broken car windows and broken glass on their streets.

Stolen autos in the Park District increased from 477 in 2014 to 592 in 2015, a 24% increase. Auto burglaries went up from 899 in 2014 to 1064 in 2015, an 18% increase. Most of these crimes in the Park Station district occurred in the eastern part of Golden Gate Park or at the Twin Peaks lookouts, typically from cars belonging to tourists. Sanford said that Park Station is “trying new things,” for example, working with rental car companies to warn customers of the dangers of leaving anything in a parked car.

Chief of Police Greg Suhr said at the January 14 District 8 Public Safety Meeting sponsored by Supervisor Wiener that Deputy Chief Michael Redmond is heading the city's Auto Burglary Task Force and reminded everyone to “leave nothing in your car,” especially garage door openers that can be used to illegally enter homes. Even cell phone charger cords and loose change can be tempting targets for criminals.

Park Station's Haight Street Task Force is currently conducting a 90-day operation

with zero tolerance and aggressive enforcement of all crimes. When asked if a similar operation was planned around the Safeway/Church Street/Market Street area, Sanford answered affirmatively but said that police protocol prevented him from providing details.

SFPD once had 2000 officers but that number has decreased to 1700. Suhr pointed out that decrease occurred since he took over as Chief. The good news is there are five police academy classes scheduled for 2016 and that the city will be back to 2000 officers by the end of 2016. Supervisor Wiener pointed out that since the city's population is growing, we really need 2200 officers. Foot and bike patrols are very popular with residents and as new officers are added to station rosters, more foot and bike patrols will also be added. Suhr pointed out that “just an officer's presence will deter crime.”

More good news: violent crimes such as homicides and shootings are down by around 50% compared to the city's worst years.

Mayor Ed Lee, a District 8 resident who lives in the Glen Park area, also said at the January 14 District 8 Public Safety Meeting, “neighborhoods can't be successful if they are not safe” and that it “takes an entire community to make things safer.” The Mayor noted “that the criminal

element has gotten smarter” and Capt. Sanford said later that “it's all about (SFPD) doing things smarter.”

Sanford redistributed the personnel at Park Station by instituting a dedicated night shift (9 p.m. - 7 a.m.) consisting of a sergeant and two officers to deal with quality-of-life issues, including homelessness. As the number of foot beats increases, crime typically decreases and Sanford pointed out his efforts in and around Duboce Park as an example.

Capt. Joe McFadden from Ingleside Station said “criminals are experienced” and that the police “needs our help.” The community can help by

reporting all crimes or suspicious activity by calling 911 or the non-emergency police number 415-553-0123 and by being aware of what to look for and report when observing a crime. Description cards available from SAFE can help with that process.

In his State of the Park District in the December 31 weekly Park Station newsletter, Sanford said, “homelessness issues and quality of life issues in the Park district continues to dominate the concerns of many merchants, residents and visitors...As an organization, we require our officers to have compassion when dealing with the homeless and I embrace this fully...”

Continues on page 10

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Duboce Park Update

Controller's Office Rates Duboce Park

The Controller's office released their 50-page Park Maintenance Standards: Fiscal Year 2014-15 Annual Report on November 25.

The citywide annual park evaluation score was 85.2%. Duboce Park scored 85.8%. Most parks scored between 80% and 90% with 43 parks scoring above 90% and only 4 parks scoring below 70%. In general, a score of 85% means a park is well maintained and in good condition. District 8 had the third low-

est score among San Francisco districts with an 84.5% score, ahead of only District 11 at 78.1% and District 10 at 82.2%. Other scores for parks in our area: Corona Heights 93.6%, Alamo Square 85.0%, Buena Vista Park 81.6%, Dolores Park 79.5%. But D8's Children's Play Area Scores were third highest at 83.7% and D8 scores also were third highest in Cleanliness and Litter & Debris with a 93.5% score.

The report contains a summary and analysis of park evaluations performed on 166 parks between July 1, 2014 and June 30, 2015 and rec-

ommendations for improving the park evaluation and maintenance program. This is tenth annual report on the condition of the City's parks, but this is the first year that the Controller's Office and Rec and Park staff evaluated parks based on new park standards, which build on the previous standards to provide greater clarity, reduce evaluator interpretation, and allow for deeper analysis of the results.

Maintenance

The huge bare area in the Dog Play area is once again fenced off with wooden stakes and ropes to keep dogs out and allow grass to grow after new dirt and seed were recently

added. Other grassy areas that were brown are now showing signs of green after the recent rains. Some of most heavily used areas, around benches and in the middle of the Dog Play Area, are down to dirt. Rec and Park cut water use by 25% last year through a variety of measures that include a shorter sprinkler schedule, improved irrigation, planting drought-tolerant vegetation and using recycled water on golf courses. On "Water Free Wednesdays," irrigation is shut off completely.

The west end of the Youth Play Area remains dark at night since a tree is blocking light that would normally il-

Continues on page 9



A tree is blocking some of the light that should be illuminating the youth play area

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VANGUARD PROPERTIES

Duboce Park Update

Continued from page 8

lluminate that end of the YPA. That dark area, combined with the undulating soft blue rubber surface, has made that area attractive to late night partiers and drug users. We are working with Rec and Park to improve the lighting and with Park Station to get additional police coverage of that area at night.

After work on the Sunset Tunnel Trackway Improvement Project on November 21-23, the construction paused for the holidays. SFMTA has performed 13 weekend shutdowns in 2015 and completed over 70% of the work. Four more weekend shutdowns are scheduled for January and February of 2016. Park users are looking forward to the removal of all of the construction equipment along Duboce Avenue and neighbors

are eager to get their parking spaces on Duboce Avenue back after the completion of the project.

Sand from the playground sandbox continues to spill onto the pedestrian pathway and MUNI boarding area sidewalk. Part of the problem is sand that collects and builds up around the plants near the sand box and benches and eventually settles at a higher level than the top of the barrier at the bottom of the fence.

Graffiti remains a constant problem and Rec and Park does a good job of removing it within 24-48 hours of receiving a report. New graffiti that regularly appears on the MTA construction barriers and equipment along Duboce Avenue is also usually removed within a few days of being reported.

All of the problems listed above were reported on the SF311 app or in an email report to Rec and Park. You can always also just dial 311 rather than using the app or email. You can request a report number so you can track the progress of the complaint.

Great Winter Courses at Harvey Milk Arts Center

Rec and Park offers more than 1,300 classes for you and your family, everything from Zumba and fitness classes to art and science courses. Courses began in January and continue through March. Classes being offered at the Harvey Milk Recreation Center include art courses for tots and youth; dance classes for tots, youth, and adults; courses in digital arts and new media; music lessons; sewing and knitting for youth and adults; theater and performing arts for youth; tot space and yoga.

The Harvey Milk Photo Center offers basic courses in Darkroom & Hand Made Printing, Digital Shooting & Printing, Lighting & Technique, and Artistic Development. Classes and workshops are taught by working professionals within the industry in both fine arts and commercial photography.

You can register online at sfreconline.org or in person at the Harvey Milk Recreation Center. Visit sfrecpark.org for the listing of classes or pickup the 104-page 2016 Winter Activities Guide in the Harvey Milk Recreation Arts Center lobby. The catalogue offers course descriptions, times, and costs.

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CPMC Begins to Make Campus Improvements

Continued from page 6

Noe Street and extending to the driveway entrance about ½ of the way up the block. They should cast sufficient light to make that sidewalk safer. Walkers in that area, contact DTNA via our website to let us know what you think.

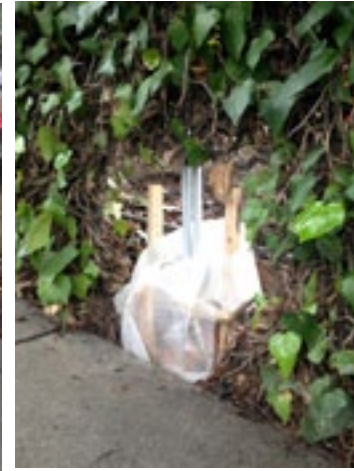
The process was not as neighborhood-inclusive as DTNA would have liked, but progress is progress and we will try to move forward.

Our next goal is to extend the lighting the rest of the way up 14th Street, and to push for fence removal. At our January Land Use Committee meeting CPMC Project Manager Vahram Massehian expressed Sutter Health's

concern that given recent incidents with shooters at their St. Luke's campus (a man with a rifle was killed by police) and the San Bernardino terrorist attacks, that any action that would soften the edge of a campus (like fence removal) would not be looked on favorably by Sutter Health powers-that-be. It was the consensus of the Land Use Committee that Sutter's position is irrational (the St. Luke's shooter was across



CPMC has started installing light bollards along 14th Street



the street, the San Bernardino shooter was an employee, and neither problem would be solved by a waist-high chain link fence) and inappropriate (as one Land Use Committee member pointed out, if we let actions like what happened in San Bernardino invade every corner of our lives and

our neighborhoods, infusing them with fear and ugliness, then the terrorists have won). Mr. Massehian said he would communicate that sentiment up the ladder at Sutter, and hopefully we can make some more progress in 2016.

We'll keep you posted.

Crime and Safety Update

Continued from page 7

violating the law is not acceptable and we will continue to enforce the quality of life violations."

One of Sanford's "10 Points Neighborhood Groups Should Consider To Improve Community Safety" highlight the community based organization SAFE, which offers literature, resources, and Public Safety Coordinators who provide personal safety presentations. Neighborhood and block watch groups are very effective in reducing crime and are in

the process of being formed on the 100 and 200 blocks of Noe Street. If you are concerned about safety in your neighborhood, please contact SAFE at (415) 553-1984.

A new app under development, Fight Crime SF, will allow smart phone users to report crimes in progress and also send in video and photographs of those crimes. "In early 2016, we will be introducing a new app for the public," wrote the police department's Chief Information Officer Susan Merritt in the January issue of the police union's journal.

"It will be called Fight Crime SF. Members of the community will be able to send police video and pictures of crimes in progress or suspicious activity using this app."

Monthly Park Station Com-

munity Meetings are held on the second Monday of every month at the Park Station Community Room, from 6 – 7 p.m. To receive the Park Station weekly newsletter, send a request to SFPDParkStation@sfgov.org.

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Neighborhood Blindsided

Continued from cover page

neighborhood prior to operating their business. In the information vacuum resulting from the complete lack of outreach, residents are naturally assuming the worst about Sharper Future and its clients.

DTNA is grateful for Supervisor Wiener's support, as evidenced in his January 22nd letter to Maitri asking them to "cease moving forward with this lease until it engages in robust community outreach." At press time, we

are unaware of any response from Maitri or Sharper Future. DTNA is considering its options for a jurisdictional appeal of the Letter of Determination or of Sharper Future's building permits in order to create time for outreach and resolution of neighborhood concerns.

DTNA has not heard of any neighborhood issues created by Sharper Future at their current San Francisco location near Market Street and Van Ness Avenue, which is a main commercial corridor and quite dissimilar to the

new location in our neighborhood. However, because this has only come to our attention in the past few days, we need more time to investigate and will reach out to SFPD, local businesses and review available public documents.

The neighborhood will have an opportunity to hear about Sharper Future's plans in detail and respond to them. Representatives from Sharper Future and Maitri will attend DTNA's General Meeting on Monday February 8th 7:00 p.m. at the CPMC Davies Campus, Gazebo Room

to present their plans to the community as well as take questions. Please attend this important meeting to learn about Sharper Future's business and share your concerns for the neighborhood.

DTNA will continue to seek clarity on whether this business poses a risk to our neighborhood, and will take action to ensure that community members have an opportunity to air concerns and have them addressed. Check our website at dtna.org for updates.

Upper Market Development

Continued from page 5

better fits the fabric of our community.

DTNA is also concerned because these three current development projects will soon be followed by proposals in pre-development for 1965 Market Street (88 units) and 2140 Market Street (31 units). This is effectively the "second wave" of approvals for developments that will continue transforming our neighborhood. The Upper Market/Castro is without question taking its "fair share" of growth and development, but DTNA is insistent that these projects be done right and respond to current issues for the community.

Planning Director Responds

In reply to our letter Director Rahaim requested to meet with our Land Use Committee, and we have invited him to attend our February 1 meeting. Unfortunately he has not been willing to pause the development process, and two of the projects have Planning Commission hearing dates already scheduled – the Home restaurant project on Thursday February 4 and the Sullivan lot on Thursday February 11.

What Can You Do?

DTNA will be outlining the points above at the February 4 and 11 Planning Commission meetings, and would

like to have as much neighbor support as possible to make the case. Any citizen can speak for two minutes in comment on a project at the Planning Commission – all you need to do is show up – the meetings generally start at 12:30 p.m., the agendas will be available here www.sf-planning.org/index.aspx?page=7 and fill out a comment card stating your

name and address. You will be called to speak after the project is presented, and you may read a statement or speak off the cuff.

Please contact DTNA via our website at dtna.org to let us know you'll be coming and what subject(s) you intend to speak on. Thanks in advance for your support, and see you at the hearings.

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ADMIN HELP WANTED

DTNA is looking for a part-time (3-4 hours/month) paid administrative person to assist the organization with various tasks on a contract basis at \$20/hr. Candidates must possess good organizational and computer skills and be able to work independently. Experience with MS Word and Excel preferred.

This is a great opportunity to help your neighborhood and earn a little extra money in your spare time. If interested, please leave a message at (415) 295-1530.

For advertisement rates please visit dtna.org or call (415) 295-1530

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- Show your pride in our Triangle
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Yes! I want to join DTNA.

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Please contact me. I'm interested in:

- Land use/development Newsletter
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 Duboce Triangle Neighborhood Association
 3673 16th St.
 San Francisco, CA 94114

Name: _____

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